



**TOWN OF CEDAR LAKE
PLAN COMMISSION
October 20, 2021, 7:00 pm
DRAFT Public Meeting Agenda**

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan

___ John Foreman

___ Richard Sharpe

___ Heather Dessauer

___ Chuck Becker

___ John Kiepora, Vice President

___ Jerry Wilkening, President

___ Don Oliphant, Town Engineer, CBBEL

___ David Austgen, Town Attorney

___ Jill Murr, Planning Director

___ Ashley Abernathy, Recording Secretary

Meeting Minutes:

August 4, 2021 Work Session, August 18, 2021 Public Meeting, September 1, 2021 Zoning Ordinance Work Session, September 15, 2021 Public Meeting, and October 6, 2021 Work Session

Business:

1. Centennial Phase 15 – Letter of Credit

Petitioner: Centennial Development LLC

Request: **Accept the improvements and convert the Performance Letter of Credit to a Maintenance Letter of Credit**

2. Cedar Lake Storage LLC – Final Plat – One (1) Lot Subdivision

Owner: Cedar Lake Storage LLC, 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Petitioner: Tim Porter, Cedar Lake Storage LLC, 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Vicinity: 9011 - 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Request: **Petitioner is requesting Final Plat**

3. Sedor – Final Plat – One (1) Lot Subdivision

Owner: Edward A Sedor as Personal Representative of the Estate of Joseph Sedor, 13616 Cedar St., Cedar Lake, IN 46303

Petitioner: Joseph C. Svetanoff, 9801 Connecticut St., Crown Point, IN 46307

Vicinity: 13615 Cedar St., Cedar Lake, IN 46303

Request: **Petitioner is requesting Final Plat for a One (1) Lot subdivision**

4. Beacon Pointe – Units 6, 7 & 8 – Preliminary Plat

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 13300 Lake Shore Dr., Cedar Lake, IN 46303

Vicinity: 13800 Parrish Avenue

Request: **Petitioner is requesting Preliminary Plat for Beacon Pointe Units 6, 7 & 8**

5. Centennial Estates – Phase 2 – Final Plat

Owner/Petitioner: Cedar Lake Development LLC, 8051 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 13830 Parrish Avenue

Request: **Petitioner is requesting Final Plat for Centennial Estates, Phase 2, 26 Lots**

6. Centennial Villas – Phase 2 – Final Plat

Owner/Petitioner: Cedar Lake Development LLC, 8051 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: approximately 13800 Freedom Way

Request: **Petitioner is requesting Final Plat for Centennial Villas, Phase 2, 14 Lots**

7. Starcevic – Preliminary Plat – One (1) Lot Subdivision

Owner/Petitioner: Tom Starcevic, 5716 N. Rockwell, Chicago, IL 60659

Vicinity: 7615 W. 142nd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a One Lot subdivision

8. Cedar View – Preliminary Plat - Two (2) Lot Subdivision & Site Plan

Owner: James & Samantha Brooker, 17316 Camelot Drive, Lowell, IN 46356

Petitioner: Cedar Lake Property LLC, 17316 Camelot Drive, Lowell, IN 46356

Vicinity: 7936 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a Two (2) Lot subdivision & Site Plan

9. Wahlberg – 7315 Lake Shore Drive – Rezone

Owner: S&N LLC, 739 S. Arbogast St., Griffith, IN 46319

Petitioner: Fred Wahlberg, 739 S. Arbogast St., Griffith, IN 46319

Vicinity: 7309 - 7319 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a rezone from B-1 to R-2

10. Brown – 14917 Morse Street – Preliminary Plat - One Lot Subdivision

Owner/Petitioner: Ryan Brown, 4520 W. 107th Place, Crown Point, IN 46307

Vicinity: 14719 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for a One (1) Lot subdivision

11. Resolution No. 2021-02 – Plan Commission Rules & Regulations

12. Fee in Lieu of Sidewalk Ordinance

Update Items:

1. Subdivision Control Ordinance
2. Letters of Credit:
 - a. Beacon Pointe – Unit 1 – Maintenance LOC expires November 2, 2021
 - b. Lakeside – Unit 1, Block 1 – Maintenance LOC expires November 14, 2021
 - c. Beacon Pointe – Unit 4 – Performance LOC expires December 11, 2021
 - d. Summer Winds – Unit 2 – Performance LOC expires December 20, 2021
 - e. Summer Winds – Unit 3 – Performance LOC expires December 23, 2021

Public Comment:

Adjournment:

Plan Commission Zoning Ordinance Work Session – November 3, 2021 at 6 pm

Plan Commission Regular Work Session – November 3, 2021 at 7 pm

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.